

## Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### Levy Authority Summary

Local Government Name: ELKADER  
Local Government Number: 22G184

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ELKADER COMBINED URBAN RENEWAL	22019	4

**TIF Debt Outstanding:** 2,338,767

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	57,701	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	303,740
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>303,740</b>

Rebate Expenditures:	95,423
Non-Rebate Expenditures:	216,199
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>311,622</b>

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	49,819	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 1,977,326

## Urban Renewal Area Data Collection

Local Government Name: ELKADER (22G184)  
 Urban Renewal Area: ELKADER COMBINED URBAN RENEWAL  
 UR Area Number: 22019  
  
 UR Area Creation Date: 08/1994  
  
 UR Area Purpose: see attached plan

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ELKADER CITY/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM	22103	22091	7,143,558
ELKADER CITY AG/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM	22104	22121	0
ELKADER CITY/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM	22126	22127	1,575,153
ELKADER CITY AG/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM	22136	22137	16,100

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	45,186	0	3,543,290	6,837,310	0	0	10,425,786	0	10,425,786
Taxable	27,082	0	3,543,290	6,837,310	0	0	10,407,682	0	10,407,682
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **57,701** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 303,740  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 303,740**

Rebate Expenditures: 95,423  
 Non-Rebate Expenditures: 216,199  
 Returned to County Treasurer: 0  
**Total Expenditures: 311,622**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **49,819** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For ELKADER COMBINED URBAN RENEWAL

### 2009 Johnson Industrial Park Improvements

Description:	pave Miller Street, C & G on Johnsons Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Reimer Street extension

Description:	extend Reimer St. for new assisted living center, improve existing portion of Reimer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Street improvements-Johnson Park

Description:	the refinanced debt from previous projects to construct streets within Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Mobile Track Solutions Developers Agreement

Description:	payments to Mobile Track Solutions for new facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Elkader Nursing Home Developers agreement

Description:	payments to Elkader Nursing Home for new assisted living unit
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

### Caterpillar Elkader Developers agreement

Description:	payments to Caterpillar Elkader for expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For ELKADER COMBINED URBAN RENEWAL

### re-fi'd 2004 loan

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	530,000
Interest:	25,082
Total:	555,082
Annual Appropriation?:	No
Date Incurred:	11/01/2010
FY of Last Payment:	2017

### Reimer St improvement

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	340,000
Interest:	48,562
Total:	388,562
Annual Appropriation?:	No
Date Incurred:	11/01/2010
FY of Last Payment:	2022

### Miller Street project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	336,000
Interest:	30,596
Total:	366,596
Annual Appropriation?:	Yes
Date Incurred:	02/01/2012
FY of Last Payment:	2022

### Mobile Track Solutions rebate

Debt/Obligation Type:	Rebates
Principal:	691,027
Interest:	0
Total:	691,027
Annual Appropriation?:	Yes
Date Incurred:	07/14/2008
FY of Last Payment:	2022

### Elkader Nursing home rebate

Debt/Obligation Type:	Rebates
Principal:	300,000
Interest:	0
Total:	300,000
Annual Appropriation?:	Yes
Date Incurred:	07/12/2010
FY of Last Payment:	2022

## Caterpillar rebate

Debt/Obligation Type:	Rebates
Principal:	37,500
Interest:	0
Total:	37,500
Annual Appropriation?:	No
Date Incurred:	06/28/2004
FY of Last Payment:	2015

## Non-Rebates For ELKADER COMBINED URBAN RENEWAL

TIF Expenditure Amount:	139,560
Tied To Debt:	Reimer St improvement
Tied To Project:	2009 Johnson Industrial Park Improvements

TIF Expenditure Amount:	43,450
Tied To Debt:	Reimer St improvement
Tied To Project:	Reimer Street extension

TIF Expenditure Amount:	33,189
Tied To Debt:	Miller Street project
Tied To Project:	Street improvements-Johnson Park

## Rebates For ELKADER COMBINED URBAN RENEWAL

### Mobile Track Solution

TIF Expenditure Amount:	57,923
Rebate Paid To:	Mobile Track Solutions
Tied To Debt:	Mobile Track Solutions rebate
Tied To Project:	Mobile Track Solutions Developers Agreement
Projected Final FY of Rebate:	2022

### Caterpillar

TIF Expenditure Amount:	37,500
Rebate Paid To:	Caterpillar Elkader
Tied To Debt:	Caterpillar rebate
Tied To Project:	Caterpillar Elkader Developers agreement
Projected Final FY of Rebate:	2015

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014



## TIF Taxing District Data Collection

Local Government Name: ELKADER (22G184)  
 Urban Renewal Area: ELKADER COMBINED URBAN RENEWAL (22019)  
 TIF Taxing District Name: ELKADER CITY/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM  
 TIF Taxing District Inc. Number: 22091  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,177,427	6,837,310	0	0	8,014,737	0	8,014,737
Taxable	0	0	1,177,427	6,837,310	0	0	8,014,737	0	8,014,737
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	871,179	7,143,558	7,143,558	0	0

FY 2014 TIF Revenue Received: 248,576

## TIF Taxing District Data Collection

Local Government Name: ELKADER (22G184)  
 Urban Renewal Area: ELKADER COMBINED URBAN RENEWAL (22019)  
 TIF Taxing District Name: ELKADER CITY AG/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM  
 TIF Taxing District Inc. Number: 22121  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0		0	0	0	0	0	0
Taxable	0	0		0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	ELKADER (22G184)
Urban Renewal Area:	ELKADER COMBINED URBAN RENEWAL (22019)
TIF Taxing District Name:	ELKADER CITY/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM
TIF Taxing District Inc. Number:	22127
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2020

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,365,863	0	0	0	2,365,863	0	2,365,863
Taxable	0	0	2,365,863	0	0	0	2,365,863	0	2,365,863
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	790,710	1,575,153	1,575,153	0	0

FY 2014 TIF Revenue Received: 54,811

## TIF Taxing District Data Collection

Local Government Name:	ELKADER (22G184)
Urban Renewal Area:	ELKADER COMBINED URBAN RENEWAL (22019)
TIF Taxing District Name:	ELKADER CITY AG/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM
TIF Taxing District Inc. Number:	22137
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2020

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	45,186	0	0	0	0	0	45,186	0	45,186
Taxable	27,082	0	0	0	0	0	27,082	0	27,082
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	29,086	16,100	16,100	0	0

FY 2014 TIF Revenue Received: 353